



Woodford Neighbourhood Forum

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Ms Jane Chase
Planning Officer
Stockport Metropolitan Borough Council
Town Hall, Edward Street
Stockport
SK1 3XE

22nd July 2019

Dear Ms Chase

PLANNING APPLICATION DC/073670

222 Woodford Road, Woodford, SK7 1QF. Two storey dwelling following demolition of the existing bungalow

As a consultee, Woodford Neighbourhood Forum would like to make the following comments on the above planning application.

- The proposal is a replacement dwelling which is substantially larger than the existing dwelling.
- The volume increase represents more than one third.
- It will have a significantly greater impact on the openness of the Green Belt than the existing property
- The “very special circumstances” described in the proposal do not outweigh the harm that would be caused to the Green Belt.

It appears to contravene policies in the NPPF, SMBC Saved UDP and policies in the emerging Woodford Neighbourhood Plan. As always, we appreciate that you are the expert on national and local authority policies, but for completeness they are included here:

1. The site is in Green Belt and therefore subject to Green Belt policies in the NPPF. We believe that the proposal does not comply with the following paragraphs in the NPPF:

1.1. **NPPF paragraph 143**, which seeks to prevent harm to the Green Belt.

The proposal has a greater impact on the openness of the Green Belt than the current garden.

1.2. **NPPF paragraph 144**, which advises Planning Authorities to give substantial weight to any harm caused to the Green Belt and notes that special circumstances only exist where any harm is outweighed by other circumstances.

The special circumstances expressed in the proposal do not do not satisfy the NPPF criteria and outweigh the harm to the green belt.

2. We believe that the proposal does not comply with the following SMBC policies:

2.1. **Saved UDP Policy para GBA1.1**, which includes Woodford in the extent of the Green Belt.

2.2. **Saved UDP Policy paras GBA1.2, GBA1.5, GBA1.6 and GBA1.7**, which list criteria for the control of development within Green Belt.

2.3. **Design of Residential Development SPD paras 8.8 to 8.10**, which note that replacement of existing dwellings with a larger one can result in a 'cramming' effect on the immediate environment, eroding its character. This design guide also includes consideration of the ridge line.

We believe that this proposal would result in a cramming effect and that the ridgeline is not in keeping with neighbouring properties eroding the local character.

3. Woodford Neighbourhood Plan has passed independent Examination and been approved by SMBC to proceed to referendum and therefore carries some weight in planning decisions. We believe that this proposal does not comply with the following policies in the emerging (amended) WNP:

3.1. **WNP policy DEV2 Replacement of existing dwellings**, which states:

“Development comprising the replacement of a dwelling should not be materially larger than the dwelling that it replaces and must have regard to local character and residential amenity.”

This proposal is materially larger than the existing dwelling.

3.2 **WNP policy DEV4: Design of new development, which states:**

“All new development in Woodford Neighbourhood Area should achieve a high standard of design. New residential development proposals should demonstrate how they respect and respond to the Neighbourhood Area’s rural character, to its ecology and to its landscape. Where appropriate and viable, the development of sustainable drainage systems, the retention and enhancement of landscape, wildlife and ecological networks and the achievement of high environmental and energy standards will be supported.”

In summary, we believe that the proposal does not comply with national, local authority and neighbourhood plan policies. The building is over large, adjacent to a busy roundabout and is not in keeping with the local vernacular, or the streetscape.

Yours sincerely,



Evelyn Frearson

On behalf of Woodford Neighbourhood Forum Management Committee